



**Status:** Coming Soon  
**Style:** Cape Cod/1.5 Story  
**Address:**  
 10087 Juliana Circle, Powell, OH 43065  
**Unit/Suite #:**

**List Price:** \$449,900  
**Original List Price:** \$449,900  
**Days On Market:**

	BR	FB	HB	LIV	Din	Eat SP	Fam	Den	Great	Util Sp	Rec
Up 2	0	0	0	0	0	0	0	0	0	0	0
Up1	0	0	0	0	0	0	0	1	0	0	0
Entry Lvl	2	2	0	1	1	1	0	0	0	1	0
Down 1	0	0	0	0	0	0	0	0	0	0	0
Down 2	0	0	0	0	0	0	0	0	0	0	0
Totals	2	2	0								

**Location**

**Subdiv/Cmplx/Comm:** Hamptons at Wedgewood      **School District:** OLENTANGY LSD 2104 DEL CO.      **Corp Lim:** None      **Township:** Liberty  
**Directions:** Follow GPS to community

**Showing Considerations:**

**Characteristics**

<b>SqFt Documented:</b> 2,043	<b>Doc SqFt Src:</b> Realist	<b>Acreage:</b> 0.66	<b>Lot Size (Side):</b> CND
<b>SqFt ATFLS:</b> 2,043	<b>ATFLS Source:</b> Realist	<b>Lot Size (Front):</b> CND	<b>Year Built:</b> 2002
<b>Parcel #:</b> 319-341-01-009-530	<b>Tax District:</b> 25	<b>Mult Parcels/Sch Dis:</b>	<b>Built Prior to 1978:</b> No
<b>County:</b> Delaware	<b>Comm Dev Chrg:</b> No	<b>Assessment:</b>	<b>Tax Abatement:</b> No
			<b>Abatement End Date:</b>
			<b>Taxes (Yrly):</b> 7,079 <b>Tax Year:</b> 2023

**Addl Acc Conditions:** None Known      **HOA/COA Y/N:** Yes  
**Complex/Sub Amenities:**      **HOA/COA Fee:** 423 Per: Month  
 /  
**HOA/COA Fee Includes:** Cable/Satellite; Ext. Building Maint.; Insurance; Lawn Care; Snow Removal; Trash

**Features**

<b>Air Conditioning:</b> Central	<b>Accessibility Features Y/N:</b> No	<b>Warranty:</b>
<b>Heating:</b> Forced Air, Gas	<b>Mid/High Rise:</b> No	<b>New Financing:</b>
<b>Bsmt:</b> Yes <b>Desc:</b> Full	<b>Alternate Uses:</b>	Conventional
<b>Foundation:</b> Poured	<b>Fireplace:</b> One, Gas Log	<b>New Construction:</b> No
<b>Exterior:</b> Stone, Vinyl Siding	<b>Lot Characteristics:</b>	<b>Approx Complete Date:</b>
<b>Rooms:</b> 1st Flr Primary Suite, 1st Flr Laundry, Den/Home Office - Non Bsmt, Dining Room, Eat Space/Kit, Living Room, Loft	<b>Exterior Amenities:</b> End Unit, Fenced Yard, Patio	<b>Manufactured Housing Y/N:</b> No
<b>Parking:</b> 2 Car Garage, Attached Garage, Opener	<b>Water Source:</b> Public Water Source	<b>Manufactured Housing:</b>
<b>Garage/Enclosd Spaces:</b> 2	<b>Sewer:</b> Public Sewer	<b>Leased Items:</b> No
<b>Interior Amenities:</b> Dishwasher; Gas Range; Gas Water Heater; Microwave; Refrigerator		<b>Tax:</b>

**Property Description:** Spacious condo in desirable Hamptons at Wedgewood, w/views & green space. This beautiful home offers an open floor plan w/tons of natural light! The kitchen offers bisque 42" cabinetry, SS appliances, island w/storage, custom lighting over island & above cabinets, roll out drawers in lower cabinetry, window over kitchen sink & hardwood flooring. The living room offers vaulted ceilings, gas fireplace w/mantel & a door leading to the rear fenced patio. Bedrooms, bathrooms & laundry rooms are all conveniently located on the first floor. Upstairs you will find a large open area/flex space for home office, family room - you choose! This home also offers a 2-car attached garage & a full basement. New roof & dormers, roads will be resurfaced soon. Cable/ Internet included in monthly fees.

**July 26, 2024**      **Prepared by:** Anita K Smith

**Video and/or audio surveillance may be in use on this property.** Information is deemed to be reliable, but is not guaranteed. © 2024 [MLS](#) and [FBS](#). Prepared by Anita K Smith on Friday, July 26, 2024 1:21 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

10087 Juliana Circle



End unit condo



Welcome home!



Front of home



Back of home



Gated & fenced patio



Patio



Patio



View



Front porch



Foyer



Foyer



Foyer



Kitchen



Island with storage



View to foyer



Custom lighting



Natural light



**42" cabinetry**



**Window over sink**



**Hardwood floors**



**Open floor plan**



**Dining room Chandelier**



**Dining & kitchen**



**Living room**



**Living room**



**Vaulted ceilings**



**Gas fireplace & mantel**



**Television stays**

**Dining & kitchen areas**



**Primary bedroom**



**Primary bedroom**



**Walk in closet**



**View to patio & backyard**



**Primary bedroom**



**Primary bath**



**Primary bath**



Walk in shower



Coat closet & french doors



Bedroom or den



Full bath



Staircase to loft



View from loft





**Loft/flex space**



**Loft/flex space**



**Loft/flex space**



**W/D set included**



**Full basement**



**Storage**



**Utility sink & plumbed for bath**



**Green space**



**Side of home**



**Aerial view**



**Aerial view**



**Aerial view**



**Hamptons at Wedgewood**

